

Pre-Sub 11.7.85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~not~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-29-85 (448-80-925-8008L-076-000 n/)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item 8, water to be extended. Existing water main in Comotera extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comotera St.
13. Mulberry East Addition. Preliminary Plat. Item 8, water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot Split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

S/D No.: 85-94 Name: TOWN & COUNTRY CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the southwest corner of 37th Street North and Edgemoor.
Owner: Town & Country Christian Church, Inc., 5531 East 37th Street North,
Wichita, KS
Surveyor/Engineer: Baughman Company, P.A.

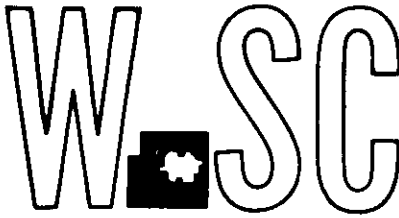
1. Gross Acreage of Plat: 5.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 176,900 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of a 35-foot building setback from 37th Street North and a 25-foot building setback from Edgemoor.
- D. The final plat tracing shall indicate the platting of "Access control except for two (2) openings" to 37th Street North across the north line of this plat.
- E. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required by the platting of this property?
- I. The City Engineer's representative shall be prepared to comment on the availability of sanitary sewer to serve the lot. If sanitary sewer is unavailable, then the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.

NOTE: This plat has been submitted in final form only.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



November 8, 1985

Mr. John Lundblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-94 Final Plat of Town & Country Christian Church
Addition.

Dear Mr. Lundblade:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall obtain, by separate instrument, the off-site drainage easement to the south that is required by the drainage plan for this property.
- B. The applicant shall contact the City of Bel Aire relative to serving this property with sanitary sewer from the Bel Aire system. If a letter cannot be obtained from Bel Aire stating that they are willing to serve this site with sewer, or needed off-site utility easements cannot be obtained, the applicant shall then contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage. A memorandum shall be obtained specifying approval.
- C. Regarding fire protection for this property, the applicant shall attempt to obtain a letter from Bel Aire which grants, to the City of Wichita, the right for the Wichita Fire Department to use the Bel Aire fire hydrant north of this plat (north side of 37th Street).
- D. The final plat tracing shall indicate the platting of a 35-foot building setback from 37th Street North and a 25-foot building setback from Edgemoor.
- E. The final plat tracing shall indicate the platting of "Access control except for two (2) openings" to 37th Street North across the north line of this plat.

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Baughman Company, P.A.
Re: S/D 85-94 - Final Plat of Town & Country Christian Church
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November 8, 1985
Page 2

- F. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 14, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



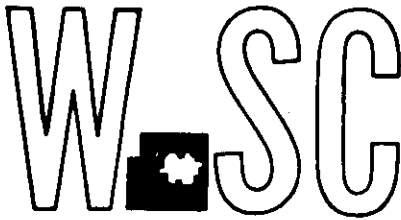
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Town & Country Christian Church, 5531 East 37th Street North,
Wichita, KS 67220
Curtis E. McNay, II, Caber Associates, 3817 West 13th Street North,
Wichita, KS 67203
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



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November 14, 1985

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330 Laura
Wichita, KS 67211

Re: S/D 85-94 - Final Plat of Town & Country Christian Church Addition.

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on November 14, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 8, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

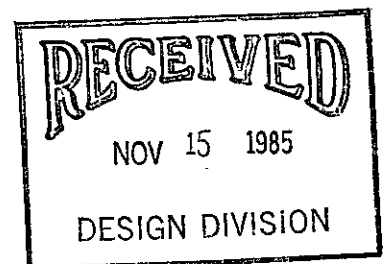
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

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Wichita, KS 67220
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